

**Location:**

**Key points:**

- New build
- Views over Acton Park
- Private gated development
- High specification throughout
- EPC rating A!
- Sustainably built
- 2 bedrooms
- Solar energy generation
- Private balconies and gardens
- Bike storage

# Do Better:

**Acton**  
sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



**First floor**

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 04 | Total Area              | 52 sq m | 560 sq ft |
|    | Kitchen, Living, Dining | 0.8     | 0.1       |
|    | Bedroom                 | 2.7     | 0.8       |
|    | Bathroom                | 2.7     | 1.7       |

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 05 | Total Area              | 51 sq m | 549 sq ft |
|    | Kitchen, Living, Dining | 0.2     | 0.4       |
|    | Bedroom                 | 4.0     | 2.8       |
|    | Bathroom                | 2.8     | 1.7       |

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 06 | Total Area              | 51 sq m | 549 sq ft |
|    | Kitchen, Living, Dining | 0.1     | 0.4       |
|    | Bedroom                 | 4.0     | 2.7       |
|    | Bathroom                | 2.8     | 1.7       |

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 07 | Total Area              | 55 sq m | 592 sq ft |
|    | Kitchen, Living, Dining | 3.0     | 4.0       |
|    | Bedroom                 | 0.4     | 0.8       |
|    | Bathroom                | 2.5     | 1.9       |

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 08 | Total Area              | 47 sq m | 508 sq ft |
|    | Kitchen, Living, Dining | 3.1     | 3.2       |
|    | Bedroom                 | 0.4     | 0.4       |
|    | Bathroom                | 2.8     | 1.7       |

|    |                         |         |           |
|----|-------------------------|---------|-----------|
| 09 | Total Area              | 70 sq m | 752 sq ft |
|    | Kitchen, Living, Dining | 0.8     | 0.3       |
|    | Bedroom 1               | 4.0     | 3.0       |
|    | Bedroom 2               | 3.8     | 3.3       |
|    | Bathroom                | 2.8     | 1.7       |



THE SIDINGS

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  | 92                      | 92        |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

**Asking Price £600,000**

**The Sidings, East Churchfield Road,  
London W3 7LL**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

## The current owner says:

With breath-taking views overlooking Acton Park, this outstanding EPC A-Rated one-bedroom penthouse apartment, provides you with a sense of modern living at it's finest.

The Sidings is architecturally unique and contemporary in its design, blending seamlessly into its parkland setting. Hidden away on the fringes of Acton Park, a stone's throw from bustling Churchfield Road and connected to the capital through Acton's unparalleled transport links, The Sidings gives you the best of both worlds: a tranquil, leafy retreat with the city at your fingertips.

753 sqft - 2 bedroom apartment with views over Acton Park!

Every apartment at The Sidings overlooks Acton Park. Surrounded by large trees, enveloped by the canopy their leaves provide, it will feel like sitting in a treehouse as you complete your working day, relax with a book or simply watch the world go by.

The Sidings benefits from a private gated development with green communal areas and bike storage with 4 communal electric bikes that will be available for residents to share.

Seconds from the overground at Acton Central, walking distance from the Elizabeth Line at Acton Main Line and a short bus journey from the Central and Piccadilly lines at Acton Town, travelling around London could not be easier from Acton.

## What's better:

